



ISLINGTON

Developer contribution allocations and Community Plans

St. Peter's Ward Partnership – 25 November 2020



Agenda

- Background to CPs, S106 and CIL
- Overview of allocation process
- Borough Investment Panel
- Questions

Community Plans

- Developed Since 2011 – previously known as Ward Improvement Plans
- Member led with Ward Partnerships, constituents, officers
- List of projects that Members have or would like to support
- Schemes arranged by *awaiting funding; partially funded; being implemented; completed*

Community Plans (continued)

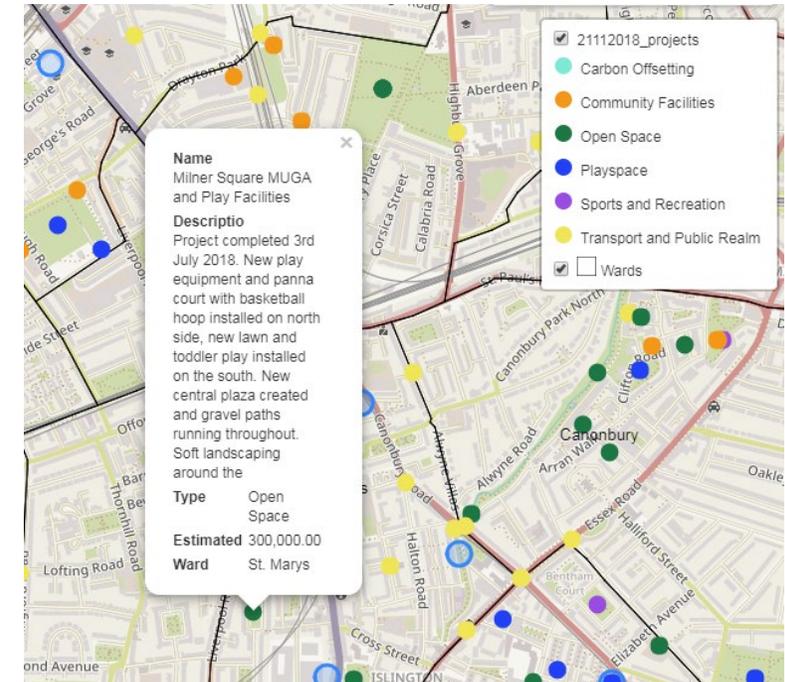
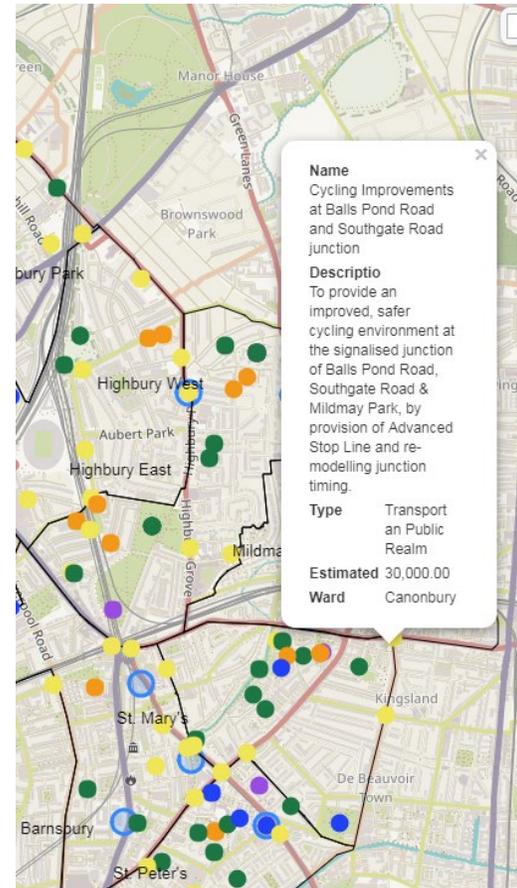
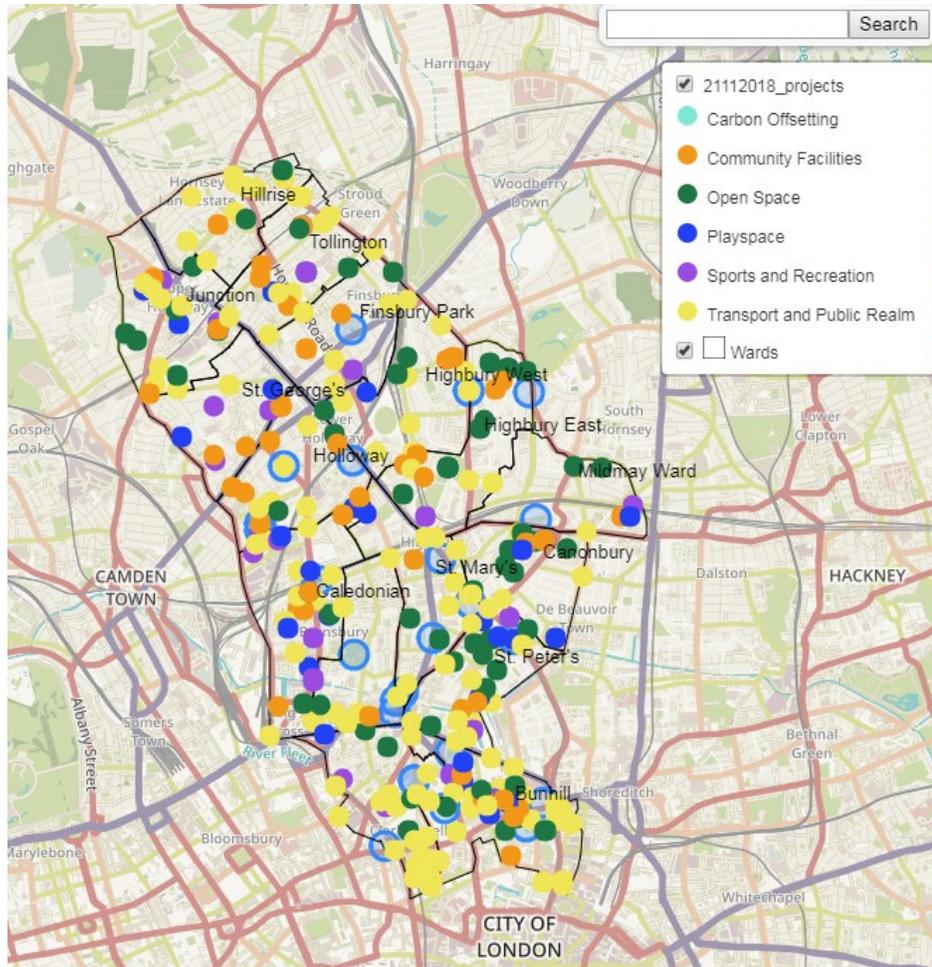
St Peter's Community Plan



Community Plan St. Peter's		12/03/2020
Awaiting Funding		ISLINGTON
Project	Description	
Estate Improvements		
Popham Community Centre - paving Service: Housing Special Projects Approx Cost: £ 20,000.00 Outcomes: Place and Environment	This scheme would involve improving the paving adjacent to the centre which is in poor condition. Users of the centre with mobility problems can struggle to use the centre owing to damaged paving.	
Open Space		
St Peter's ward tree planting Service: Greenspace Projects Approx Cost: £ 10,000.00 Outcomes: Place and Environment	This project aims to increase the number of street trees in the area, improving the feel of the area, providing shade for pedestrians, and absorbing carbon emissions particularly focusing on Sudeley Street and Bevin Street.	
St James's Church Garden Service: Greenspace Projects Approx Cost: £ 500,000.00 Outcomes: Place and Environment	The scheme will involve soft landscaping improvements including ground cover planting, selective shrub and tree removal, tree planting, lawn improvements and opening up the under-used north-east corner of the park for more active use. The scheme will also involve hard landscaping including path resurfacing and widening, and possible reinstatement of a historic path from Clerkenwell Green to the church steps. The scheme will deliver access improvements including a new vehicle gate on the St James Walk side of the park and step-free access at the gate adjacent to the church entrance.	
Transport and Public Realm		
St Peter's Estate Secure Cycle Storage Service: Housing Special Projects Approx Cost: £ 103,400.00 Outcomes: Environment and Safety	This scheme will deliver more secure cycle facilities on estates. The availability of secure cycle storage will also encourage more cycle use, with personal, environmental, health and economic benefits.	
Remington Street - traffic control measures, resurfacing and paving Service: Traffic and Parking Approx Cost: £ 50,000.00 Outcomes: Safety	This scheme would involve resurfacing the uneven and pot holed tarmac on Remington Street and repairing the broken and uneven pavements on the right and left hand side of the street. Traffic control measures to stop traffic from speeding in to Remington Street off City Road would also be considered.	
Sports and Recreation		
Morton Road open space masterplan Service: Greenspace Projects Approx Cost: £ 543,000.00 Total Allocations: £ 76,977.00 Outcomes: Environment and Safety Allocations: 110-116 Elmore Street (P081406)	The scheme aims to transform the open space and play areas by providing a new ball court, redesign of the play area and new equipment and improvements to the footpaths and grassed areas. Currently the park suffers from anti-social behaviour and the play area is in poor physical condition and lacks engagement value.	

Community Plan St. Peter's		12/03/2020
Being Implemented		ISLINGTON
Project	Description	
Estate Improvements		
Waterview Estate, Wharf Rd Service: Housing Special Projects Approx Cost: £ 20,000.00 Total Allocations: £ 20,000.00 Outcomes: Place and Environment Local CIL	This estate has been identified as needing investment to improve amenity and to address anti-social behaviour within the open spaces surrounding the estate.	
Popham Road Estate environmental improvements Service: Housing Special Projects Approx Cost: £ 80,000.00 Total Allocations: £ 50,000.00 Outcomes: Environment Local CIL	This estate has been identified as needing investment to improve amenity and to address anti-social behaviour within the open spaces surrounding the estate. Improvements may include play areas, community gardens, lighting, seating, landscaping, leisure facilities, and/or re-allocation of space from other redundant uses such as excess parking. If allocated funding, consultation would be undertaken with residents and other stakeholders to fine-tune specific proposals.	
Playspace		
Basire Street playground Service: Greenspace Projects Approx Cost: £ 50,000.00 Total Allocations: £ 23,170.50 Outcomes: Families Allocations: 2 Basire Street (P2013/3814/FUL)	The existing Multi Use Games Area (MUGA) is in very poor condition and the project is a high priority in the LBI Parks Outdoor Leisure Facilities Audit and Action Plan. The aim is to replace the existing MUGA/ kickabout sides, line marking and installation of new fencing on two sides.	
Sports and Recreation		
Islington Boat Club Service: Strategic Projects and Transport Planning Approx Cost: TBC Total Allocations: £ 54,045.75 Outcomes: Families Allocations: City Central Estate (P072106)	Islington Boat Club and the Council are developing proposals for a new building that would deliver an improved facility and provide better access to the club, City Road Basin and Graham Street Park. New facilities would allow the Boat Club to offer a wider range of activities and help to support the future of the Club.	
Transport and Public Realm		
Jessop Court Service: Housing Special Projects Approx Cost: £ 20,000.00 Total Allocations: £ 20,000.00 Outcomes: Environment Allocations: 1-26 Maryland Walk (P2014/0991/FUL)	Improvements to the entrance area, the lift lobbies, and the front and back garden areas of the block.	

Interactive projects map



S106 Obligations

- Secured through the planning process to mitigate impacts of development (Section 106 of the 1990 TCPA)
- Financial and non financial
- Discretionary - open space, transport and public realm improvements, sport and recreation, community facilities and health facilities
- Non Discretionary – Affordable housing; affordable work spaces; employment and training
- Over the years, concerns have been raised by both developers and planning authorities (for different reasons) about the use of S106 financial contributions, e.g. they have been seen as both too complex, time consuming negotiations and too restrictive.

Community Infrastructure Levy (CIL)

- Non-negotiable and charged on additional sqm created in developments
- Islington CIL 2014
- Replaces discretionary S106 contributions (though still collecting S106 from before CIL)
- Ward members allocate 15% of CIL to local projects
- Fewer restrictions = *'fund infrastructure to support development of their area'*

Summary of allocation process

- Developer Contribution team meet with ward members every few months
- Meetings – review funding available; priorities; update on ongoing schemes; new allocations
- Two stage process – adding schemes to CP and then allocation
- Only schemes approved by ward councillors can be added to community plans
- Allocations go forward to Borough Investment Panel – must have a funding request form filled in

Ward Improvement Plan Request for Funding

Scheme Name:	
Ward:	
Location:	
Departments involved (please provide details of engagement to date):	
Outcome team:	
Start Date (subject to approval):	
Describe your investment proposal in few sentences? - What would you spend it on?	
Approximately how much funding is required and over what time period? (if you are unsure of the cost you will likely need to speak to officers in the relevant department to establish the cost)	
Please clarify member support for the proposal. How and when was it confirmed?	
Has there been any public engagement to date? Please specify	
How will it improve any of the seven outcomes in Outcomes Based Budgeting? - Specifically, who will it help and how?	
How does your proposal support the Borough Investment Plan (BIP)? N/A	
Is this investment an invest to save? If so how would savings be delivered? When would the savings be realised (if known)? How likely is it the savings will be realised? - E.g. staffing savings, reduction in building and or maintenance cost? - Would it offset spending from the general fund or HRA?	
Is any of the project already funded from elsewhere? If yes, please specify	

Borough Investment Panel

- Meets every two/three months
- Remit to have greater level of scrutiny on S106/CIL from senior Member/Management Level
- Review of implementation progress of schemes with S106/CIL funding
- Progress report on each scheme with a RAG status – may recommend that funding is withdrawn and reallocated from Red flagged schemes

Borough Investment Panel (2)



ISLINGTON

Borough Investment Panel: Live Project Updates								October 2018
Ward	Name	Project Manager	Service	Allocated Funding	Spend Total	Project Update October 2018	Date of Latest Allocation	BIP Flag
Highbury East	Highbury Fields Tennis Courts	Mark Christodoulou	Greenspace Projects	35,019.55	650.00	No update received	01/07/2016	Amber
Highbury East	Central Library	Michelle Gannon	Library and heritage services	110,704.81		No spend to date. Possible larger refurbishment plans depending on availability of funding - discussions underway to agree what the larger refurbishments may entail and funding.	01/07/2016	Amber
Highbury West	Ambler Primary School and Children's Centre	Tom Louvre	Childrens Services	80,000.00		Playground resurfacing completed summer 2018. 38,600 works completed and invoiced to school relating to playground resurfacing. Discussions with school ongoing to check progress of other items, and to verify expenditure incurred.	01/11/2017	Green
Highbury West	Highbury Traffic Management	Daniel Perks	Highways	120,373.76		Funds expected to be spent in current FY. Further update required.	10/08/2018	Amber
Highbury West	N4 Library - Highbury West	Michelle Gannon	Library and heritage services	68,000.00	25,106.00	25,106 spent by 31.3.18. Of the remaining 42k - 30k will be spent by 31.3.19 with the rest to be spent in 2019. Dates agreed for building works in September 2018.	01/03/2017	Green
Highbury West	Designing out crime on Blackstock Road	Sean Tuckey	Policing and safety	50,000.00		Scheme progressing to spend 30,000 on new CCTV. Options being investigated for the remainder of the funding.	01/10/2013	Green
Highbury West	Blackstock / Brownswood / Monsell	Liz Wathen	Traffic and Parking	32,500.00		Works cannot be carried out until next financial year (2019/20).	01/09/2016	Amber
Hillrise	Caxton House	Kevin Turner	Community Services	39,500.00	9,500.00	30,000 allocated at September 2018 BIP for new kitchen and ground floor improvements - works to be programmed.	#####	Green
Hillrise	Islington Boxing Club	Kevin Turner	Community Services	15,578.49	8,578.49	Further 10,000 proposed allocation to be taken to October 18th BIP meeting.	01/03/2015	Green
Hillrise	Footway improvements to Ashmount Rd	Peter Thompson	Highways	92,038.68		Project manager to be contacted on the use of these funds.	01/05/2018	Green
Holloway	Martin Luther King Adventure Playground	Christine Lehmann	Childrens Services	175,000.00	8,330.92	Project is underway to demolish current building and prepare land for reopening with a temporary building or portakabin from the autumn 2018. Mains gas has now been disconnected (22/8/18) with mains electric due to be disconnected by the utilities company in the next month. Aim is to be back on site within the next term using temporary spaces for an office, toilets and indoor play space while consultation for a new building is undertaken.	01/11/2017	Green
Holloway	Paradise Park Children's Centre - Cafe	Julia Bleet	Childrens Services	35,000.00	13,417.00	Works are taking place through the summer and autumn 2018.	01/05/2018	Green
Holloway	Freightliners Farm	Christine Lehmann	Community Services	22,487.50		Met with Freightliners Farm Wednesday 8 August. Confirmed that project has already started and that some works have been completed. On track to complete and spend all allocation within the financial year. Will set a review date in late 2018 to check on expenditure and progress of works.	01/01/2018	Green
Holloway	Back 2 Basics Create	Jimmy Flynn	Employment and Training	13,000.00		Full spend expected by the end of FY or early next FY	01/11/2017	Green
Holloway	Caledonian Park Clock Tower and Heritage Centre Projects	Barry Emmerson	Greenspace Projects	#####	962,748.04	Balance to spend before the end of 18/19 FY. Another 1.873m has been secured through HLF.	01/07/2016	Green

Borough Investment Panel (3)

- Review all new proposed allocations
- Approved schemes signed off under delegated authority
- PMs and Members informed of decisions and CPs updated
- Ongoing monitoring

Examples of recently completed projects



Waterview estate lighting



Packington Children's Centre flooring